

The Residences at NORTH HILL

PROJECT STATUS REPORT | August 2020



Project Contacts:

- Pennrose – Ivy Dench-Carter
- CHP – David Schultz
- HCD – Teresa Lepe
- General Contractor – Breeden – Mark Miller
- Architect – Moseley – Randy Hommas
- Engineer – Christopher Consultants – John Levto

Project Description

The North Hill property consists of approximately 33 unimproved acres along Richmond Highway in the Mount Vernon District of Fairfax County. The project will transform the parcel into a mixed income, affordable and market rate housing community comprised of 216 affordable multifamily apartments, 63 affordable senior independent living apartments, 175 market rate townhouses, and a 12-acre public park.

Upcoming Project Schedule

- **Mid-July thru Summer:** Clearing and Grading
- **Late July thru Summer:** Retaining Wall construction (separates the buildings from the park)
- **Late July thru Summer:** Dart Drive Phase 1 – Construction east end of Dart Drive to connect to Arlington Drive.
- **Fall 2020:** Building Foundations

Recent Activities Completed

- Critical Structures coordination meeting held on July 6, 2020.
- Preconstruction meeting held with County and VDOT officials on July 10, 2020.
- County site inspector and urban forester walked the limits of clearing and provided authorization to proceed with clearing and grading work.
- Contract arborist, stormwater, and geotechnical services initiated onsite per county requirements.
- Initial clearing for installation of phase 1 erosion and sediment controls complete.
- Eastern section of Dart Drive closed. Utility and road work have commenced in this area to improve Dart Drive and tie into Arlington Drive.
- Briefing provided to the Lee Land Use Committee on July 27.
- Groundbreaking ceremony held onsite and televised on July 31, 2020. Great event!

Upcoming Activities

- Phase II of clearing and grading work to start during the second week of August and continue through the summer. This work is necessary to prepare the site for the multifamily buildings and associated site

improvements. As the grading advances, construction of the large retaining walls that separates the buildings from the park area will begin followed by utility work.

- Phase 1 (east end) Dart Drive work to continue with utility and streetlight removal followed by installation of storm sewer line.
- Installation of construction entrances and truck wash racks.

Community Engagement

- Lee District Land Use Committee briefing held on July 27th
- Mt. Vernon Council of Citizen's Associations briefing scheduled for September
- Groundbreaking held on July 31. For full event coverage, go to <https://www.fairfaxcounty.gov/housing/news/2020/residences-at-north-hill-groundbreaking>.



- Communication and coordination continuing with Woodley Hills

Hot Topics: Tree Clearing

The site of the Residences at North Hill is a heavily wooded site. In preparation for construction, tree clearing and grubbing of the site began last month. The initial clearing was necessary to install the erosion and sediment controls to protect the surrounding areas from run-off from the site. The next phase of clearing and grubbing is much more expansive and will begin during the second week of August. The county and the general contractor take great care in properly marking the limits of clearing which must be approved by the county urban forester and site inspector before any clearing work is advanced. Tree protection has been installed and will be monitored by the county and a contract arborist to ensure work continues in conformance with the approved site plan.

Stay Connected

Website: For up-to-date project details and information, go to

[FAIRFAXCOUNTY.GOV](https://www.fairfaxcounty.gov)

Search: North Hill

Subscribe to the North Hill Housing Project email distribution list. Subscriptions can be completed on the Fairfax County email list subscription website at <https://www.fairfaxcounty.gov/maillinglist/>.

- Step 1:** Enter your email list at the top of the page and check the "I am not a robot" security box.
- Step 2:** Email lists are categorized by topic. Scroll down to **Housing** and select the **North Hill Housing Project** list by clicking the left most circle on the row to subscribe.
- Step 3:** Scroll to the bottom of the page and click "Continue."
- Step 4:** Complete your preference with respect to the release of your information, click subscribe and follow the instructions on the confirmation email you will be sent to complete the subscription.

Email: Questions or concerns may be directed via email to NorthHillHousingProject@fairfaxcounty.gov.

Phone: For project details, please contact Tony Esse, with the Department of Housing and Community Development at 703-246-5172, TTY 711.